City of Fayetteville
Mayor and City Council
Regular Meeting
Minutes
August 21, 2025

Call to Order

The Mayor and City Council of Fayetteville met for Regular Session on August 21, 2025, in the Council Chamber at City Hall. Council Members present: Darryl Langford, Joe Clark, Niyah Glover, Rich Hoffman, and Scott Stacy. The City Attorney present was Priya Patel via Zoom. Staff members present were City Manager Ray Gibson and City Clerk Chelsea Siemen. Mayor Edward Johnson called the meeting to order at 6:00 p.m.

Opening prayer was delivered by Mayor Johnson followed by the Pledge of Allegiance

Stacy made a motion to approve the agenda with the tabling of item numbers 4, 5, 7, 8, 9, & 10. Hoffman seconded the motion. The motion carried unanimously.

Clark moved to approve the minutes of July 17, 2025, City Council Regular Meeting. Glover seconded the motion. The motion carried unanimously.

Langford moved to approve the minutes of July 24, 2025, City Council Work Session. Clark seconded the motion. The motion carried unanimously.

Recognitions and Presentations:

Director of Economic Development Lori Funderwhite presented the Video Premiere: No Limits in Fayetteville.

Public Hearing:

Ordinance No. 25-O-17 - May Harp Park Rezoning.

Item Tabled.

Ordinance No. 25-O-18 - Rezoning of a 38.15-acre tract of land located on Grady Avenue.

Item Tabled.

Consider Ordinance No. 25-O-19 - Amendments to Chapters 200, 300 and 400 of the Unified Development Ordinance (UDO):

Interim Director of Planning and Zoning, Julie Brown, presented the proposed amendments to the Unified Development Ordinance (UDO). The proposed changes include the establishment of setback requirements for garages in Chapter 200, design standards for streets and alleys in Chapter 300, and the implementation of parking, lighting, and tree requirements in Chapter 400.

The Council discussed the ongoing series of amendments to the Unified Development Ordinance (UDO) and deliberated on the potential benefits of engaging a professional firm to conduct a comprehensive review and update of the UDO, rather than continuing to make incremental changes each time an issue is identified.

There were no public comments.

Hoffman moved to approve 25-O-19 with an addendum stating that a third-party company be hired to review the UDO (Unified Development Ordinance) for any additional amendments. Clark seconded the motion. The motion carried

Ordinance No. 25-O-20 - Amendment to the Unified Development Ordinance (UDO) to establish the PD Planned Development zoning district.

Item Tabled.

Ordinance No. 25-O-22 - City Initiated Amendment to the Future Land-Use Map for +/-30-acres located at the northwest quadrant of the Highway 54 West/Gingercake Road Intersection to amend the use from Neighborhood Center (NC) to Neighborhood Residential 2 (NR2).

Item Tabled.

Ordinance No. 25-O-23 - City Initiated Rezoning for +/-30-acres located at the northwest quadrant of the Highway 54 West/Gingercake Road Intersection from Neighborhood Commercial (NC) to Residential Townhouse and Condominium (R-THC) with three setback variances.

Item Tabled.

New Business:

Resolution No. 25-R-42 – Amended Agreement with Southern Conservation Trust (SCT) for "Dixon Property" Park Management.

Item Tabled.

Reports and Comment:

City Manager Ray Gibson provided updates on several items, including the successful completion of the 2025 Concert Series, the launch of the Fayetteville 101 Citizens Program on August 11th, and

recent developments regarding the Mental Health Advisory Board and the Community and Economic Development Committee.

Mr. Gibson announced the passing of former Council Member Jim Williams and expressed his condolences to his family.

Executive Session:

Mayor Johnson called for a vote to convey in Executive Session to discuss matters of Real Estate, Litigation, and/or Personnel.

Stacy motioned to proceed into Executive Session. Glover seconded. The motion carried unanimously.

Stacy moved to conclude the Executive Session and return to Regular Session. Clark seconded the motion. The motion carried unanimously.

Council Member Stacy made a motion to amend the agenda to add voting item: "Removal of board member from the Planning and Zoning Commission." Hoffman seconded the motion. The motion carried unanimously.

Clark made a motion to removed board member "Jonas Cleveland" from the City of Fayetteville Planning and Zoning Commission effective immediately. Langford seconded the motion. The motion carried unanimously.

Langford moved to adjourn the meeting. Clark seconded the motion. The motion carried unanimously.

Respectfully submitted,

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Chelsea Siemen, City Clerk